

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

TULE SPRINGS RANCH

AND/OR COMMON

Floyd R. Lamb State Park

2 LOCATION

STREET & NUMBER

9200 Tule Springs Road

NOT FOR PUBLICATION

CITY, TOWN

Las Vegas

☒ VICINITY OF

CONGRESSIONAL DISTRICT

District-at-large

STATE

Nevada

CODE

32

COUNTY

Clark

CODE

003

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☒ PUBLIC☐ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☒ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

State of Nevada

Administered by Nevada Division of State Parks

STREET & NUMBER

Capitol Complex

CITY, TOWN

Carson City

VICINITY OF

STATE Nevada 89710

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Clark County Assessor's Office, Clark County Courthouse

STREET & NUMBER

200 Carson Ave.

CITY, TOWN

Las Vegas

STATE Nevada

6 REPRESENTATION IN EXISTING

TITLE

See Item No. 9.

DATE

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

Post-It® Fax Note

7671

Date	10/4	# of pages	5
To	Courtney Mooney	From	Mella Harmon
Co./Dept.		Co.	
Phone #		Phone #	684-3447
Fax #	702-474-7463	Fax #	

STATE

DESCRIPTION

CONDITION

___EXCELLENT
___GOOD
☒FAIR

☒DETERIORATED
___RUINS
___UNEXPOSED

CHECK ONE

☒UNALTERED
☒ALTERED

CHECK ONE

☒ORIGINAL SITE
___MOVED DATE_____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A collection of 23 buildings are being considered in this nomination. They are identified on the attached map and include Buildings 1-3, 6-10, 13-14, 16-27 and 32. Individual descriptions of these buildings are included in the Historic Architectural Report prepared in 1979 by Historic Environment Consultants (see pages 18-46). In addition, a Building Inventory was prepared for the Nevada Division of State Parks (administrators of the building complex) by Vhay and Ferrari architects.

All of the buildings except one (Building 13, the adobe hut) relate to the 1940's when Prosper Goumond developed Tule Springs as a working and guest ranch. The adobe hut is the only building on the entire ranch that dates before the 1940's (probably constructed between 1900 and 1920).

To quote from Boghasian (1979:18-19):

"Generally, the architectural style of the ranch complex buildings combines what is essentially a vernacular ranch style with Colonial Revival influences. Characteristically, the buildings are constructed of concrete masonry block with wood framed gable roofs. The size of block and the manner in which its laid creates a pleasant rustic quality and adobe-like texture after it is painted.

Roofs are either shingled or tiled. Early buildings generally seem to use a narrower block and sometimes, wood sash windows rather than metal. Over the windows, the masonry courses are vertical.

Decorative elements are simple and consist of tin roofed, faceted cupolas with louvered openings, wood insets in the gable ends, either vertical boards rounded at the ends, or horizontal ones with various wavy patterns, and outlooker beams with rounded ends that support roof overhangs. In series, the beams create a pleasant and rustic decorative pattern."

The complex of ranch buildings can be divided into two groups, "stable row" and the core area. The buildings along "stable row" (Buildings 1-3, 6-10):

"Once formed the working or functional unit of the ranch operation. Except for power sources, they housed the ranch workers, cowboys and their machines, tools, vehicles, ranch animals and the equipment necessary to maintain them." (Boghasian (1979:44)

The core area is quite different than the linear "stable row". More residential and guest-oriented, the buildings in this area are in an apparently random placement around a low hill that stands in the center of the complex. Atop this small knoll is the picturesque water tower (Building #25).

"The random, almost accidental scattering of core area buildings heightens an informal atmosphere already created by the hill, expanses of lawn and numerous trees" (Boghasian 1979:45).

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE <i>R.Y.F.</i>	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1941-1959

BUILDER/ARCHITECT Prosper Goumond (principal)/unknown

STATEMENT OF SIGNIFICANCE

The Tule Springs Ranch is of importance due to its association with a significant phase of Nevada history (that of the divorce ranch era) and its integrity of architectural and environmental setting. Although not 50 years of age, the ranch is felt to be of exceptional significance.

Architecturally, the structures at Tule Springs Ranch are a "vernacular combination of Colonial Revival and ranch style structures" (Boghasian 1979:51). Boghasian (1979:51) goes on to state that the ranch's:

"Architectural and environmental significance derives primarily from the visual quality and sense of place created by the collection or aggregation of its original structures, both those involved in the operation of a working ranch and those involved primarily in guest housing and recreation."

The social/humanitarian significance of the Tule Springs Ranch revolves around its development and use as a working and divorce ranch. This is of primary significance. The liberalization of divorce laws in Nevada had a profound effect on the State and ultimately the Nation. A "divorce" industry developed in Nevada that included as one element the divorce ranch phenomenon.

The Tule Springs Ranch is felt to be of exceptional significance in that it is the best example of a divorce ranch remaining in Nevada (and hence the Nation) that is intact and retains its architectural and environmental integrity.

Sections in the references cited in this nomination that should be reviewed in regard to the significance of the Tule Springs Ranch are as follows:

Boghasian (1979:5-17)

Brooks, et al (1978:19-29)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Archaeological, Historical and Paleontological Survey of Floyd R. Lamb State Park;
The Archaeological Research Center, UNLV, Las Vegas, March 1978.

Historic Architectural Report: Floyd Lamb State Park/Tule Springs Ranch. 1979 by
Historic Environment Consultants; Paula Boghasian, Principal Investigator.
Floyd Lamb State Park Building Inventory. 1978 by Vhay & Ferrari Assoc.

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 17.5

UTM REFERENCES

A	1,1	6,5,5	7,4,0	4,0	2,0	8,2,0
	ZONE	EASTING		NORTHING		

B	1,1	6,5,5	7,4,0	4,0	2,0	6,0,0
	ZONE	EASTING		NORTHING		

C	1,1	6,5,5	3,8,0	4,0	2,0	6,0,0
	ZONE	EASTING		NORTHING		

D	1,1	6,5,5	3,8,0	4,0	2,0	8,2,0
	ZONE	EASTING		NORTHING		

VERBAL BOUNDARY DESCRIPTION

Tule Springs Park, Nevada Quadrangle: Portions of the S1/2 of the SW1/4 of Section 3,
S1/2 of Section 4, N1/2 and the N1/2 of the S1/2 of Section 9, T. 19S, R60E.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Mr. Hal Steiner, Secretary; Charles D. Zeier, Archeologist

ORGANIZATION

Southern Nevada Historical Society, Div. Historic Preservation & Arch.

DATE May 1, 1980

STREET & NUMBER

P.O. Box 1358

TELEPHONE

458-1723

CITY OR TOWN

Las Vegas

STATE

Nevada

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL STATE XLOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I
hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the
criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Albin E. Dignard*TITLE Alternate State Historic Preservation OfficerDATE April 14, 1981

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST.

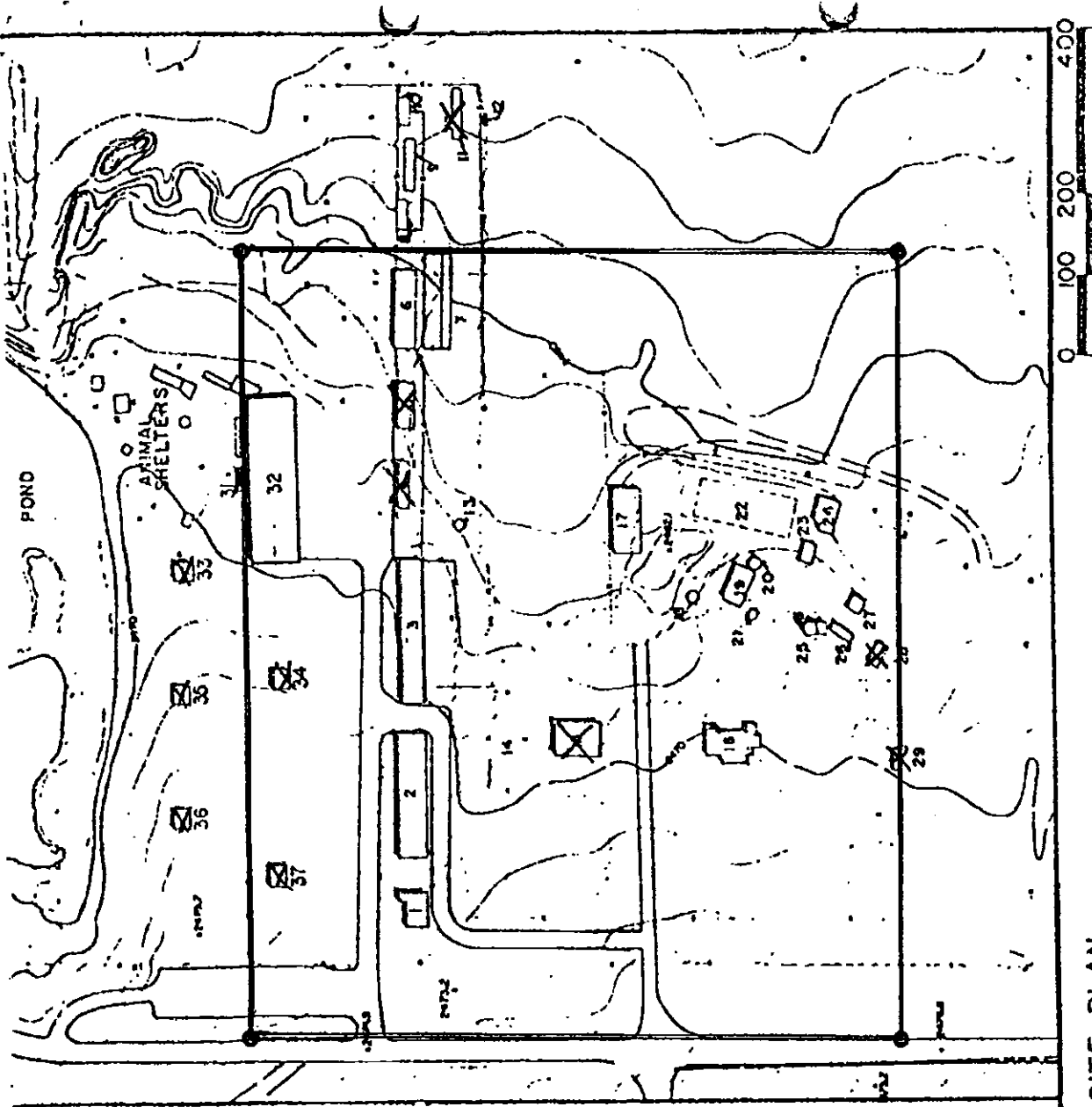
DATE

KEEPER OF THE NATIONAL REGISTER

LEGEND

HISTORIC CORE

- 1 CARETAKER'S HOUSE
- 2 MACHINE BLDG. - FIREHOUSE
- 3 OFFICE AND STABLES
- *5 STABLES
- 6 STABLES
- 7-10 SHEDS
- *11 MOBILE HOME
- 13 ADOBE HUT
- 14 TENNIS COURT
- 15 CONCESSION BUILDING
- 16 FOREMAN'S HOUSE
- 17 GUEST HOUSE
- 18 PUMP HOUSE
- 19 DUPLEX
- 20 GAZEBO
- 21 ROOT CELLAR
- 22 SWIMMING POOL
- 23 BATH HOUSE
- 24 GENERATOR BUILDING
- 25 WATER TOWER
- 26 SPRING HOUSE AND WELL
- 27 POWER HOUSE
- 28 SKEET BUILDING
- 29 RESTROOMS
- 30 RESTROOMS
- 31 MOBILE HOME
- 32 HAY BARN
- 33 PICNIC SHELTERS
- 34 SKEET CLUB (SEE OTHER MAPS)



SITE PLAN

MAP # 1:

Listing and Placement
of existing structures
BOUNDARY - HISTORIC CORE

FLOYD LAMB STATE PARK

LAS VEGAS, NEVADA